Tuesday
February 5, 2019
6:00 p.m.

Village of Spring Grove – Village Board
Regular Meeting Agenda

1. Call to Order
2. Roll Call
3. President’s Report
4. Clerk’s Report
5. Engineering Report
6. Building and Zoning Report
7. Police Department Report
8. Committee Reports
9. Public Discussion (Public discussion shall be limited to three minutes per speaker)
10. Consent Agenda (items listed on the Consent Agenda will be approved by a single vote of the Board unless a member of the Board requests that a separate vote be taken on any item)
   A. January 15, 2019 Village Board Regular Meeting Minutes
   B. January 2019 Payable
   C. Resolution for Construction on State Highway
   D. Ordinance authorizing the execution of the Extension Agreement for the Tower License Agreement between the Spring Grove Fire Protection District and the Village
   E. Ordinance approving an Agreement for Engineering Services with HR Green, Inc.
   F. Approval to waive the liquor license and fireworks permit fees for Spring Grove 4th of July Committee on July 4, 2019
   G. Approval of an extension of hours at Horse Fair Park on July 4, 2019 for the 4th of July Celebration until 11:59 pm
   H. Approval of a variance for the size and time length for the event signs for the Spring Grove 4th of July Committee
   I. Approval of an extension of hours at Horse Fair Park on August 17, 2019 for the Spring Grove Firefighters Association Steak Fry until 11:59 pm
   J. Approval to waive the liquor license fee for the Spring Grove Firefighters Association on August 17, 2019
11. Unfinished Business
12. New Business
   A. Consideration of the Athletic Field & Facility Rental Agreement for the Jake Vinyard Memorial Baseball Tournament
   B. Discuss possible amendments to solar energy system regulations
   C. Consideration of an ordinance establishing a six-month moratorium on the acceptance and processing of applications and the issuance of permits for solar energy systems
13. Other Business
14. Adjournment

Posted: February 1, 2019 at 4:00 pm
Council Chambers, Spring Grove, Illinois, February 5, 2019; a Regular Meeting of the Village Board was held this date at 6:02 p.m., at the Municipal Centre, 7401 Meyer Road; President Eisenberg presiding.

Roll Call. Roll call showed the following Board members present: President Mark Eisenberg; Trustees Jim Anhalt, Dawn Iselin, Jeff Letzter, Pat Mazzanti, Bob McMahon and Lloyd Simonson - 7. Absent: None. Also present for the Village were: Tom Sanders, Chief of Police/Executive Assistant; Bob Walczak, Building and Zoning Officer; Scott Puma, Village Attorney; and Sandi Rusker, Village Clerk.

President’s Report. President Eisenberg asked the trustees to share with him their goals for 2019. High property taxes continue to be the biggest concern amongst residents but he is now hearing about the lack of holiday decorations in the downtown area. He would like to visit this and hiring our engineering firm to put together an improvement plan for the downtown area during the budget process.

Clerk’s Report. No report.


Building and Zoning Report. An activity report was prepared.

Police Department Report. No report.

Committee Reports. None.

Public Discussion. President Eisenberg then opened the meeting up for discussion by the public. There was no one in attendance who wished to address the board.


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Trustee Simonson moved, seconded by Trustee Letzter to approve the consent agenda. Roll call vote: Ayes: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson - 6. Nays: None. Motion carried.

Unfinished Business. None.

New Business.

Consideration of the Athletic Field & Facility Rental Agreement for the Jake Vinyard Memorial Baseball Tournament. The Jake Vinyard Foundation requested to reserve the baseball fields at Spring Grove and Thelen Parks for their 4th annual tournament that will be held June 20-23 and June 27-30. Trustee Mazzanti moved, seconded by Trustee Letzter to approve the Athletic Field & Facility Rental Agreement for the Jake Vinyard Memorial Baseball Tournament. Roll call vote: Anhalt, Iselin, Letzter, Mazzanti, McMahon and Simonson – 6. Nays: None. Motion carried.

Discuss possible amendments to solar energy system regulations. A lengthy discussion ensued regarding the placement and visibility of roof-mounted solar energy systems. Per Appendix H, Solar Energy Systems, of the Building Code, roof-mounted solar energy systems are not permitted on a roof which is visible from a street or adjacent property.

Trustee McMahon opined the variance granted at the last meeting to allow a roof-mounted solar energy system on the front elevation of the home set a precedent for future variances. He added regulations have already been discussed to address concerns, such as neighbors not wanting to look at them on a roof, and was surprised that the variance was approved.

Trustee Mazzanti stated the village should not regulate taste and if the adjoining property owners have an issue with a solar energy system, they need to attend the meeting they are notified of. Residents seek a variance because the village’s regulations are so strict. He supports variances because they are granted on a case by case basis. Since Illinois mandates a percentage of renewable energy with solar being an option, more and more homeowners will be seeking approval for these types of devices.
Trustee Anhalt commented that variances are being granted frequently and should be used sparingly. Instead of seeking a variance to allow a solar energy system on a roof which is visible from a street, a ground mounted solar system should be pursued. He expressed concern with solar energy systems that are leased and not purchased by a homeowner because it is the leasing company making the money and not the homeowner. He does not support roof-mounted solar energy systems that are visible from a street and a moratorium should be established to update the village's regulations. Trustee Mazzanti stated solar energy system companies are offering different types of financing incentives and leasing happens to be one of them. Attorney Puma stated that he did not realize some solar energy systems were leased and the village could use a moratorium to learn about the implications of leasing. Trustee Letzter added that a solar energy system can only produce 108% more electricity than the home uses to be connected to the electric grid.

Trustee Anhalt stated the Board also needs to clarify whether a ground mounted solar energy system is considered an accessory use or accessory building because the Zoning Ordinance states it both ways.

Trustee Letzter agreed with Trustee Mazzanti that this is an aesthetic issue; adding technology is constantly improving and the village needs to figure out a way to address that as well. Besides the pitch of the roof, roof ventilation and plumbing vents also need to be taken into account when reviewing a roof-mounted solar energy system. He went on to explain that when the regulations were adopted that solar energy was new so strict regulations were put in place, one of which requires Village Board approval. Because of these stringent regulations, variances will be sought because only a select few properties in the village would be able to have a roof-mounted solar energy system that is not visible from the road or an adjacent property. He inquired if the village has adopted the 2018 International Solar Energy Provisions. BZO Walczak said it has not and that will be recommended at the next meeting.

Trustee Simonson understood the objective of the current regulations to not allow roof-mounted solar energy systems on the front of the house. He is opposed to solar energy systems if they are on the front of a home that faces the street. He added that if he could change his approval vote from the last meeting he would.

Trustee Iselin stated ARC spent a lot of time discussing the variance request relative to the property at 2726 Rabbit Court and recommended changes to the original plans to make the panels more uniform than what was originally proposed. The village needs to be solar friendly so residents do not leave to go to other communities that are.

Attorney Puma stated property owners have the right to seek a variance but also stated the village can require compliance with its ordinances if it desires. The village can establish standards and a property owner can seek a variance if they can meet the standards. He will follow up on the question if solar energy systems can be prohibited.
Discussion then ensued if the village should establish a moratorium. President Eisenberg did not support a moratorium if the Board was not going to make any changes to the ordinance. After some discussion, it was the consensus of the Board, excluding Trustee Mazzanti, to establish a moratorium to discuss amendments to the solar energy regulations. Over the next several meetings, the Board will discuss the following action items:

1. Visibility of roof-mounted solar energy systems from a street or adjacent property.
2. Are ground mounted solar energy systems an accessory use or accessory building.
3. Should solar energy systems be prohibited if leased.
4. Should variances be prohibited for all solar energy system regulations.
5. Should solar energy systems be prohibited entirely.

Consideration of an ordinance establishing a six-month moratorium on the acceptance and processing of applications and issuance of permits for solar energy systems. As previously discussed, it was the general consensus of the Board to establish a three-month temporary moratorium unless prior to that time the Board terminates the moratorium by ordinance or extends it for another three months by ordinance. Trustee Anhalt moved, seconded by Trustee Simonson to approve the ordinance as amended. Roll call vote: Anhalt, Iselin, Letzter, McMahon and Simonson – 5. Nays: Mazzanti - 1. Motion carried.

Other Business. Trustee Simonson will be attending the Conservation Congress mid-term meeting.

There being no further business, Trustee Simonson moved, seconded by Trustee Letzter to adjourn the meeting at 6:55 p.m. All ayes, motion carried.

Respectfully Submitted,

Sandi Rusher, Village Clerk